

### Gross Area Calculation Guideline 2021

SPACE TYPE	BUILDING GROSS AREA		CONSTRUCTION GROSS AREA	
	INCLUDE	EXCLUDE	INCLUDE	EXCLUDE
Attic (unfinished)		x		x
Balcony (exterior)		x	✓	
Balcony (interior)	✓		✓	
Basement	✓		✓	
Colonnade		x	✓	
Connector (enclosed)	✓		✓	
Connector (covered only)		x	✓	
Crawl Space		x		x
Deck / Porch		x	✓	
External Circulation	✓		✓	
External Assignable Space	✓		✓	
Floor	✓		✓	
Interstitial Space		x		x
Loading Dock (enclosed)	✓		✓	
Loading Dock (covered only)		x	✓	
Major Vertical Penetrations	✓		✓	
Mechanical/Electrical Room	✓		✓	
Mechanical/Electrical Yard		x	✓	
Mezzanine (permanent)	✓		✓	
Parking (structured)	✓		✓	
Parking (on-grade)		x		x
Penthouse	✓		✓	
Plaza		x	✓	
Repair Garage	✓		✓	
Restricted Headroom (occupiable space)	✓		✓	
Roof Terrace		x	✓	
Unexcavated Space		x		x
Vault Space	✓		✓	
Void / Open to Below		x		x

**DEFINITIONS:**

**Attic:** A space, often unfinished, directly below the pitched roof of a house or other building. A finished, occupiable attic space should be considered to be a floor.

**Balcony:** A horizontal extension of an adjacent floor with a balustrade or railing along its outer edge, often with access from a door or window.

**Basement:** A floor of a building that has an elevation below that of the average adjacent grade plane by a distance of more than two-thirds of the vertical dimension between the elevation of that floor level and the elevation of the floor immediately above it.

**Building Gross Area:** The total floor area contained within the outside surface of the exterior enclosure of a building for enclosed areas **OR** the total floor area contained within the outermost structural surface (such as slab edge or column) for unenclosed areas, and makes no deductions for columns and other structural elements. Typically, unenclosed areas are excluded except for external circulation, external assignable space, structured parking, and top level of a parking structure. Building gross area does not include attics (unfinished), balconies (exterior), colonnades, connectors (covered only), crawl spaces, decks, porches, interstitial spaces, loading docks (covered only), mechanical/electrical yards, parking (on-grade), plazas, roof terraces, unexcavated spaces, and voids.

**Construction Gross Area:** The total floor area defined in building gross area, plus balconies (exterior), colonnades, connectors (covered only), decks, porches, loading docks (covered only), mechanical/electrical yards, plazas, and roof terraces. Construction gross area does not include crawl spaces, interstitial spaces, parking (on-grade), unexcavated spaces, and voids.

**Colonnade:** A row of evenly spaced columns supporting a roof, an entablature, or arches.

**Connector:** A covered or enclosed bridge, walkway, tunnel, or other similar connecting elements between two separate buildings.

**Crawl Space:** A narrow opening underneath the bottom of a building used to give access to pipes, cables, and other utilities.

**Deck/Porch:** An unenclosed floor surface contiguous to a building that is suitable for use by an occupant and supported above the ground on at least two opposing sides by an adjacent structure, and/or posts, piers, or other independent supports.

**External Circulation:** Unenclosed pedestrian circulation providing the minimum path for access to tenant suites, egress stairs, elevators, refuge areas, toilets, and building entrances, and required by local building code to meet egress requirements, only when there are no fully enclosed pedestrian corridors serving a floor or portion thereof.

**External Assignable Space:** A structured, unenclosed floor area is available for assignment for a specific use, such as Chi Omega Greek Theatre, foundry laboratory at Sculpture Studio, Hawkins Terrace at Agriculture, Food and Life Sciences, etc.

**Floor:** a normally horizontal, load-bearing structure and constituting the bottom level of each story in a building.

**Interstitial Space:** The area of loading bearing surfaces located above or below occupied building floors that is not available for general occupancy often due to inadequate clear headroom or lack of provisions for egress, and containing building structure or services predominantly serving adjacent floors or to provide access to such systems.

**Loading Dock:** An area or platform of a building or facility where vehicles are loaded or unloaded.

**Major Vertical Penetrations:** Continuous penetrations through adjacent floors to allow passage of building services (HVAC ducts, flues, chutes, dumb-waiters, plumbing or electrical, etc.) or building access and egress (stairs, escalators, and elevators, etc.).

**Mechanical/Electrical Room:** A room in a building dedicated to the mechanical or electrical equipment to support the general operation of the building.

**Mechanical/Electrical Yard:** An exterior paved area adjacent to a building that houses mechanical or electrical equipment, and it may be fenced or not.

**Mezzanine:** An intermediate horizontal load-bearing structure that is between a floor and the floor or roof immediately above, which contains 1/3 of area (or less) of the floor below, where there exists adequate headroom above and below the mezzanine.

**Occupiable Space:** A space is suitable for occupancy by people, with a load-bearing floor, building system, required egress, and if applicable, a Certificate of Occupancy by local authorities having jurisdiction.

**Parking (structured):** Enclosed or unenclosed, structured floor area used for transient storage of motor vehicles, including associated circulation and building services.

**Parking (on-grade):** Sheltered or unsheltered, non-structured on-grade surface for transient storage of motor vehicles.

**Penthouse:** Fully enclosed floor area located on the roof level of a building that occupies less than all of the roof.

**Plaza:** An unenclosed horizontal load-bearing floor surface intended for use, such as public square and marketplace, and located at or near ground level, which constitutes the roof of space below it.

**Repair Garage:** A building or part of a building where motor vehicles are stored, repaired, serviced, etc.

**Restricted Headroom:** For occupiable space, restricted headroom refers to the space that does not meet the International Building Code 1208.2 Minimum ceiling heights requirement *“Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm)”*. Please refer to definition *“Occupiable Space”*.

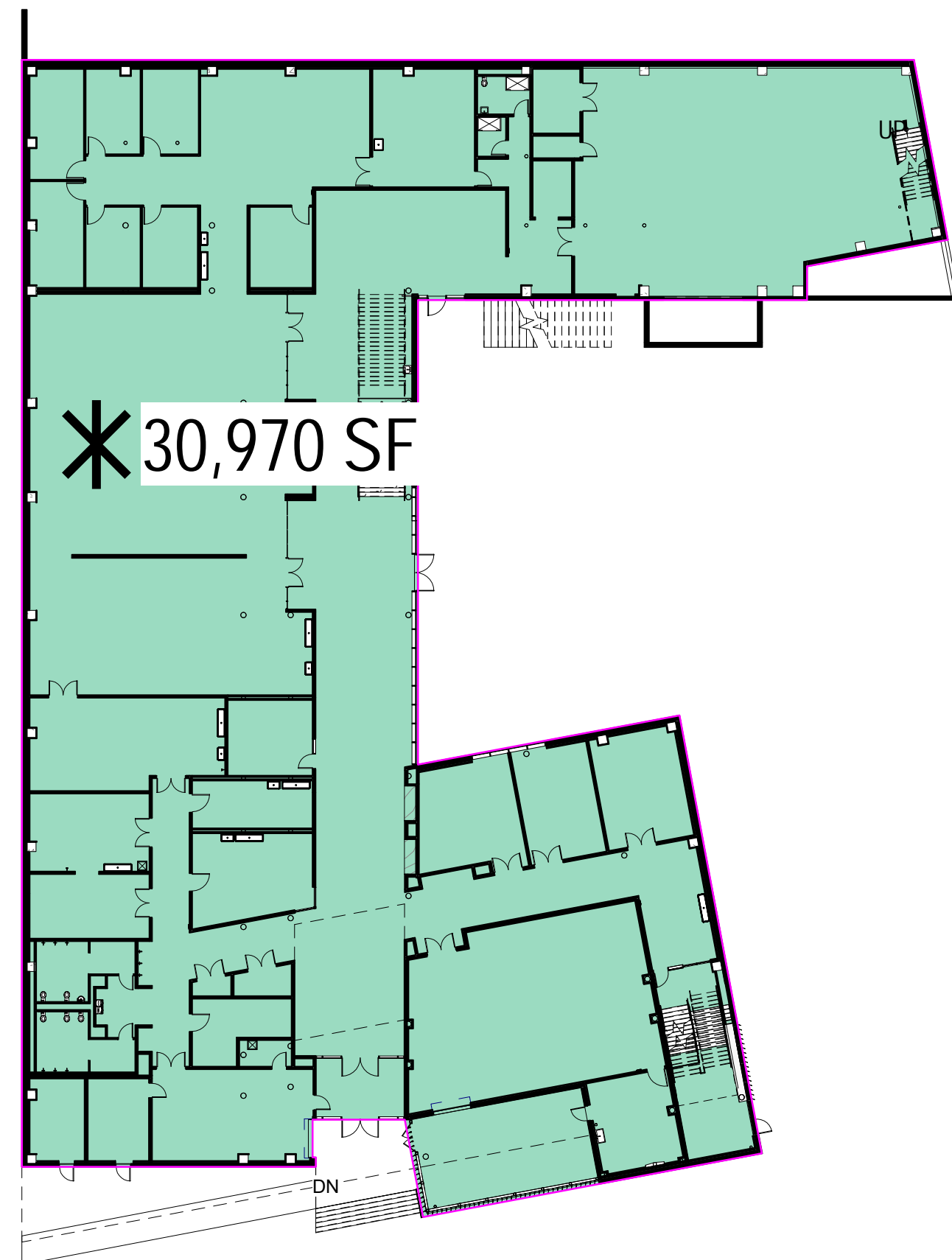
**Roof Terrace:** An unenclosed horizontal roof, or a portion thereof, with a load-bearing surface intended for use by occupants along with appropriate and required features such as railings.

**Unexcavated Space:** A space has not been excavated.

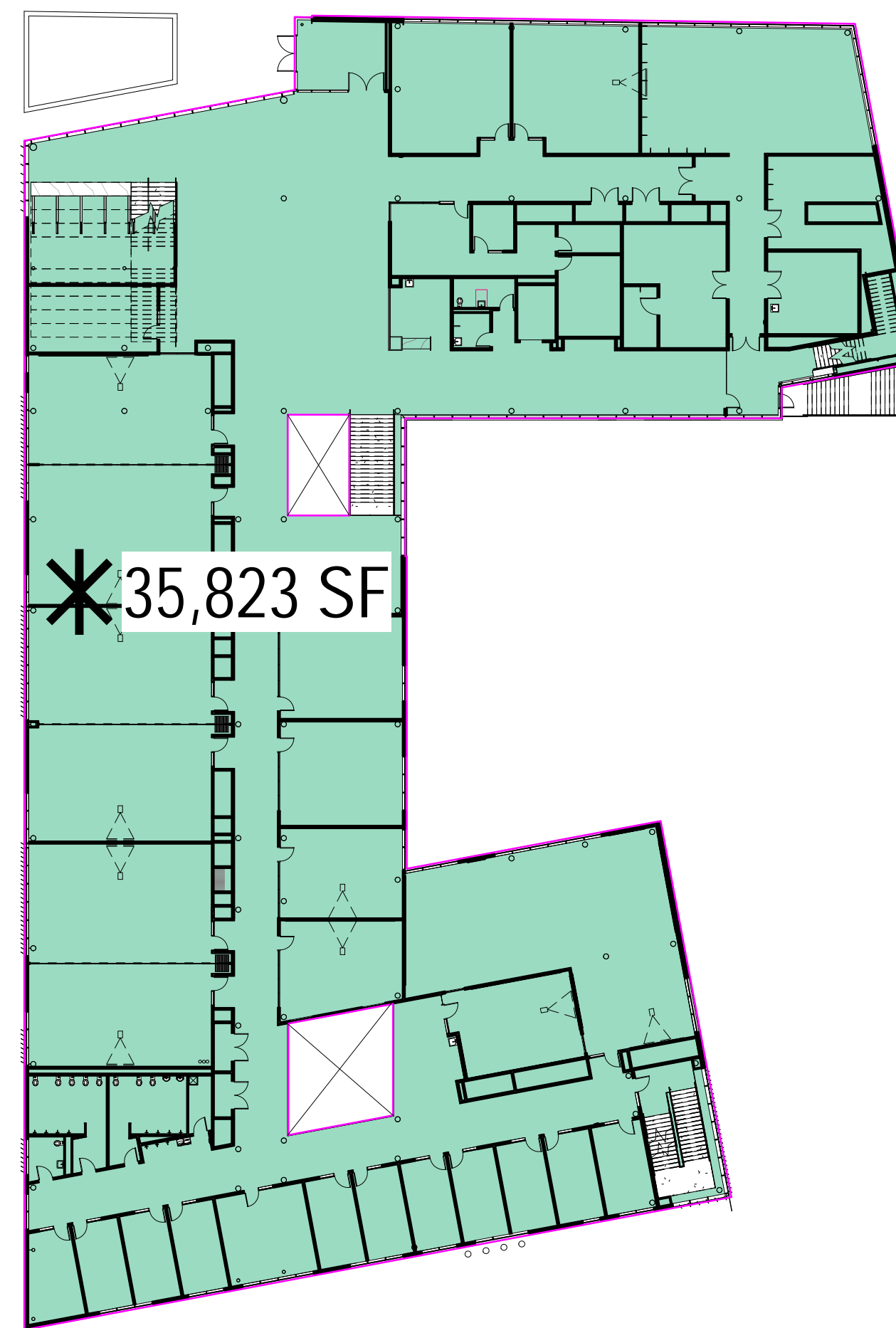
**Vault Space:** Roofed/enclosed underground utility space and connected to a basement.

**Void/Open to Below:** Absence of a partial floor within a building, that is typically in the plane of the upper floors adjacent to multi-story atria, lobbies, or auditoria, etc.

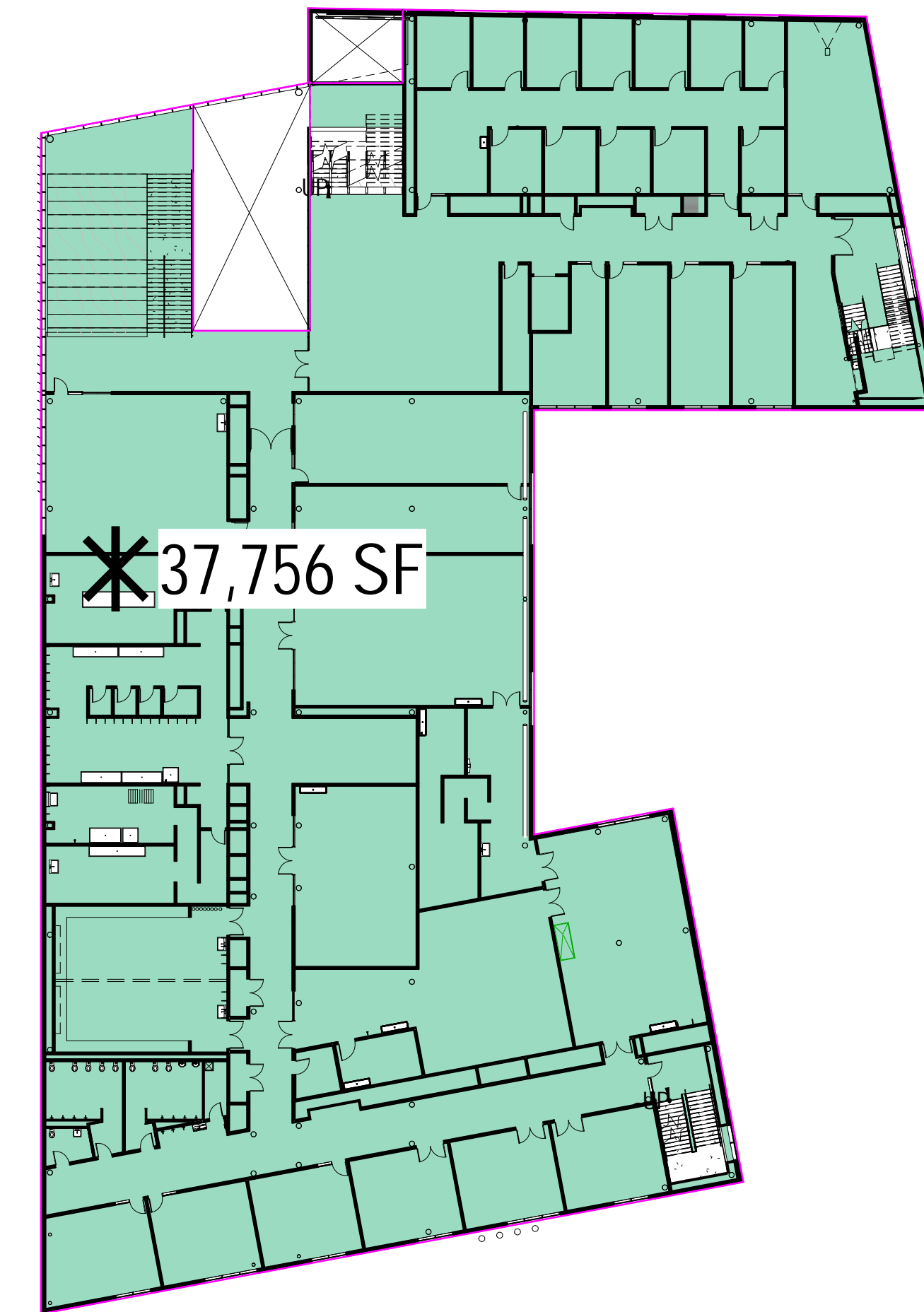
Date: November 19, 2021



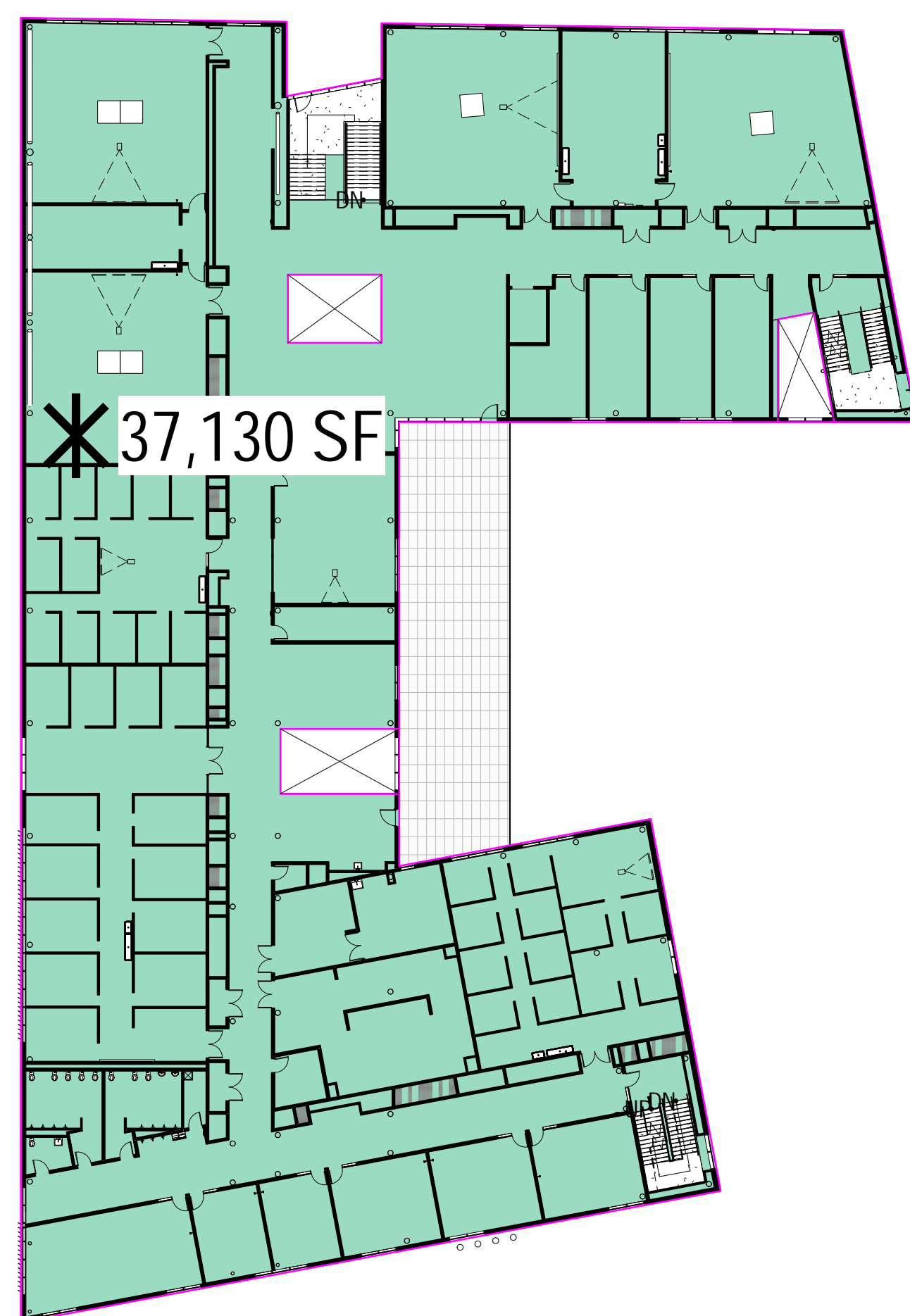
**GROSS AREA FLOOR PLAN - LEVEL 01**  
 1 CS2.6 1" = 30'-0"



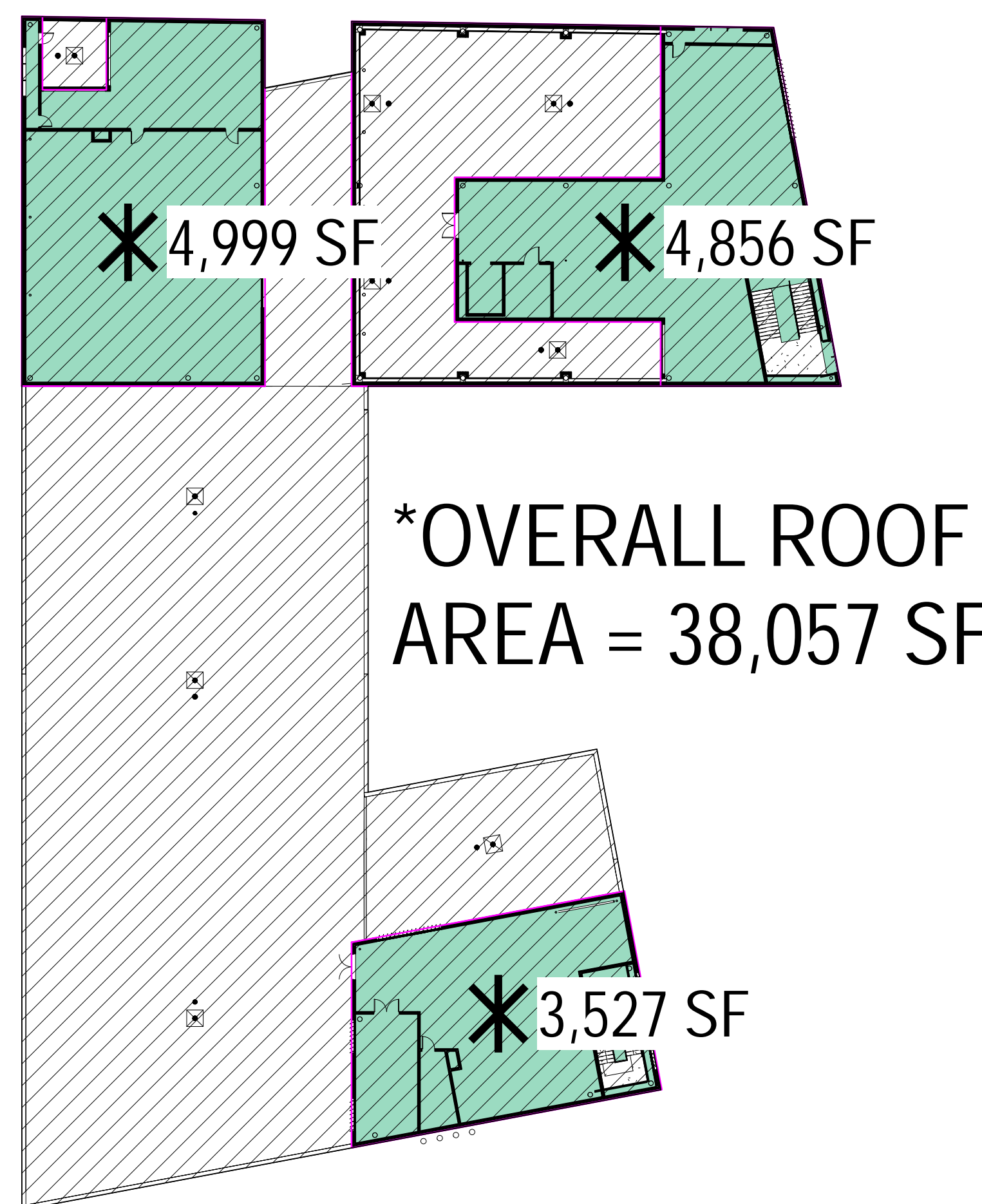
**GROSS AREA FLOOR PLAN - LEVEL 02**  
 2 CS2.6 1" = 30'-0"



**GROSS AREA FLOOR PLAN - LEVEL 03**  
 3 CS2.6 1" = 30'-0"



**GROSS AREA FLOOR PLAN - LEVEL 04**  
 4 CS2.6 1" = 30'-0"



**GROSS AREA FLOOR PLAN - ROOF**  
 5 CS2.6 1" = 30'-0"

GROSS AREA SCHEDULE	
LEVEL	AREA
LEVEL 01	30,970 SF
LEVEL 02	35,823 SF
LEVEL 03	37,756 SF
LEVEL 04	37,130 SF
ROOF	4,999 SF
ROOF	4,856 SF
ROOF	3,527 SF
	13,381 SF
	155,060 SF

**\*OVERALL ROOF AREA = 38,057 SF**



**CONSTRUCTION SET**

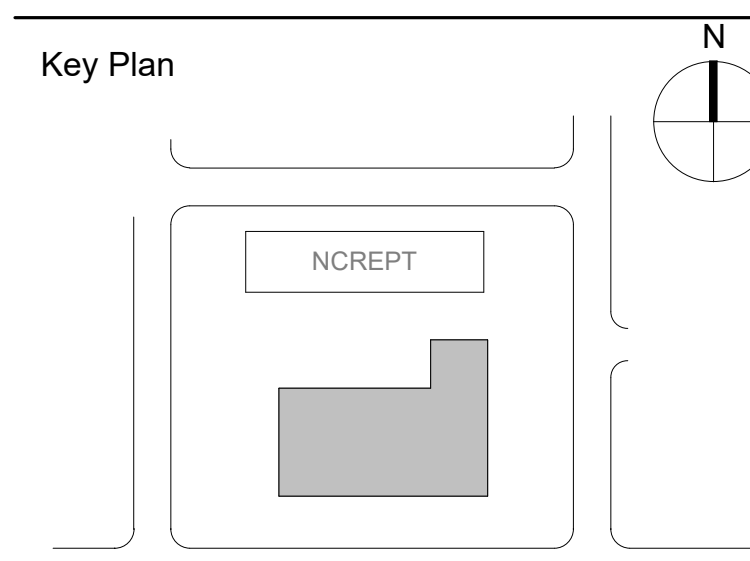
STRUCTURE	Martin/Martin, Inc. 900-B S WALTON BLVD, SUITE 27, BENTONVILLE, AR 72712
MEP	R.G. Vanderweil Engineers, LLP 274 SUMMER ST, BOSTON, MA 02210
CIVIL	Development Consultants Inc. 2200 N Rodney Parham, Suite 220, Little Rock, AR 72212
EQUIPMENT	AccuTec Services, Inc. 320 NW CAPITAL DR, LEE'S SUMMIT, MO 64086

Stamp



Revisions	No.	Description	Date
	1	SI #05	03/08/2024

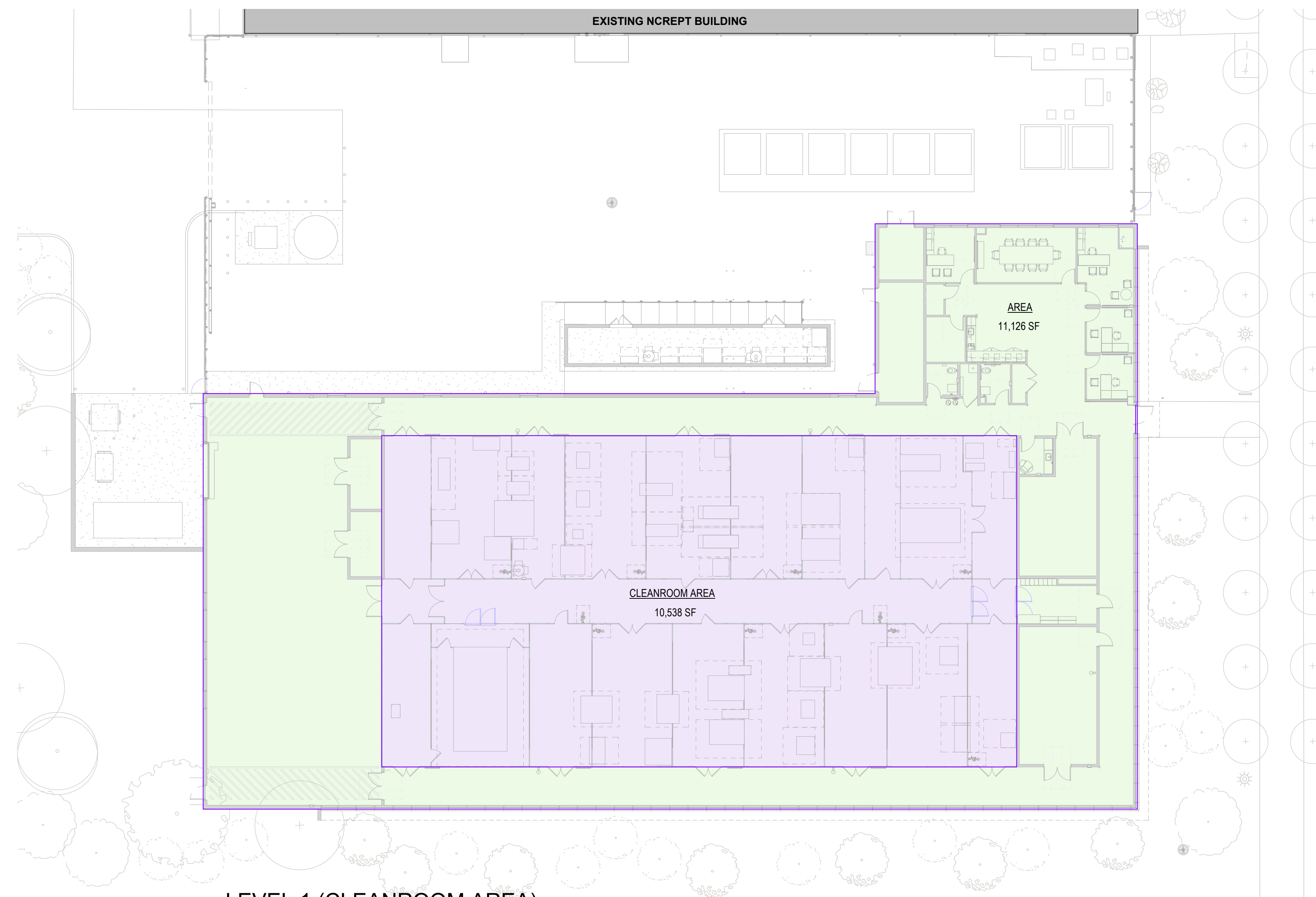
Key Plan



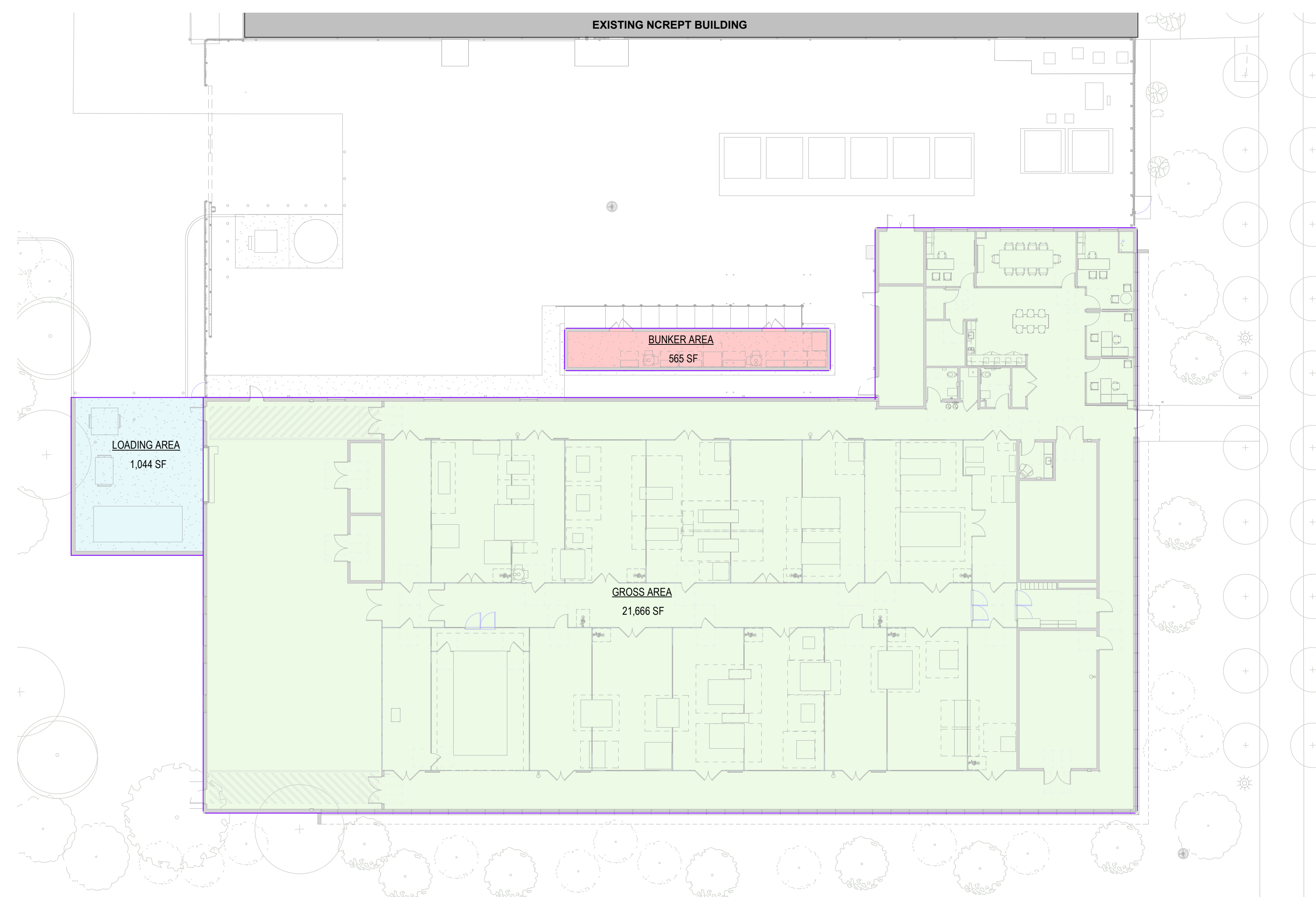
Drawing Title

**BUILDING GROSS AREA DIAGRAMS**

Job Number	21-085	Drawing No.	
Drawn By	AS		
Checked By	CT		
Issue Date	03/08/2024		
Scale	1/16" = 1'-0"		<b>A003</b>

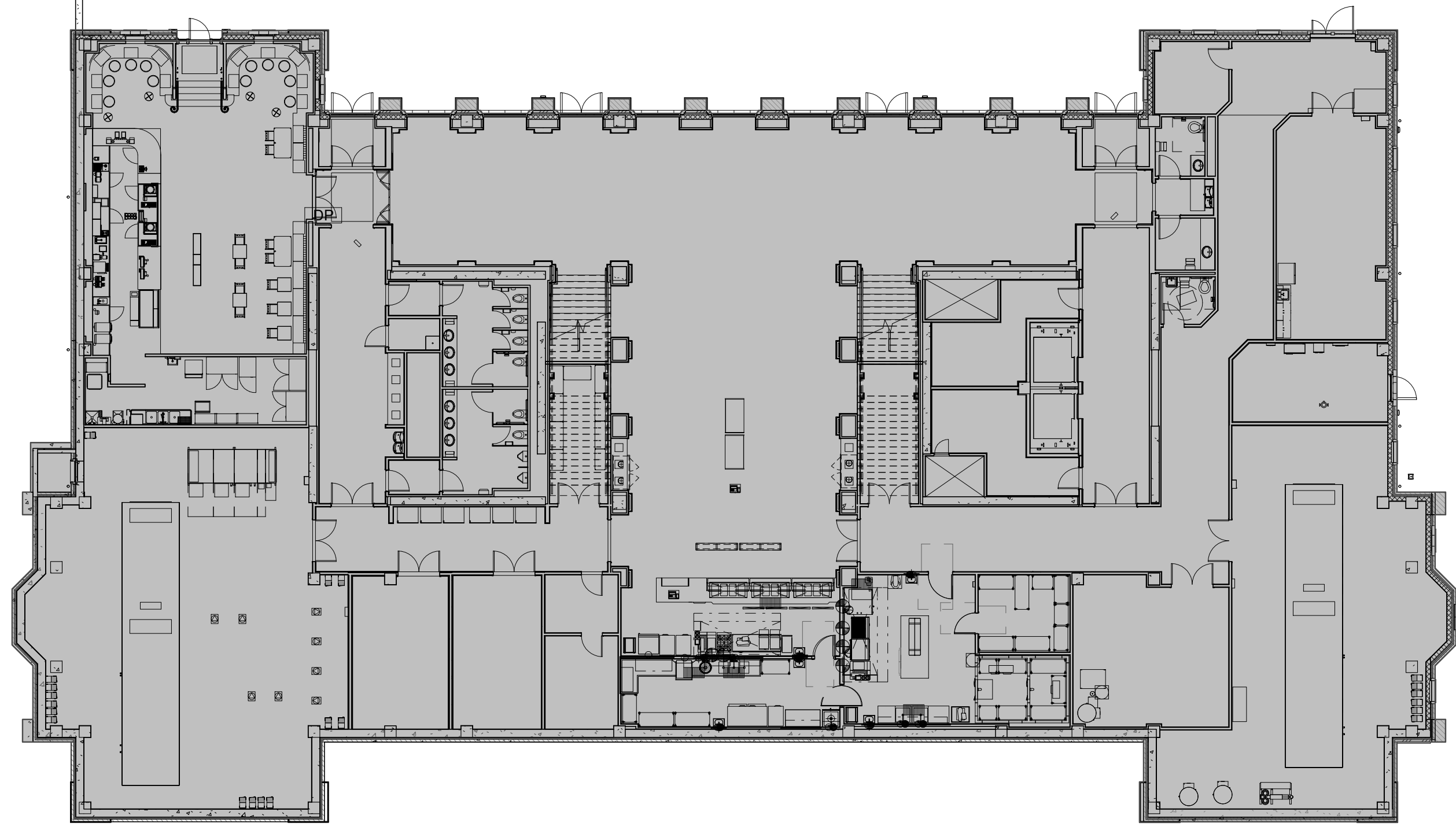


**3 LEVEL 1 (CLEANROOM AREA)**  
1/16" = 1'-0"

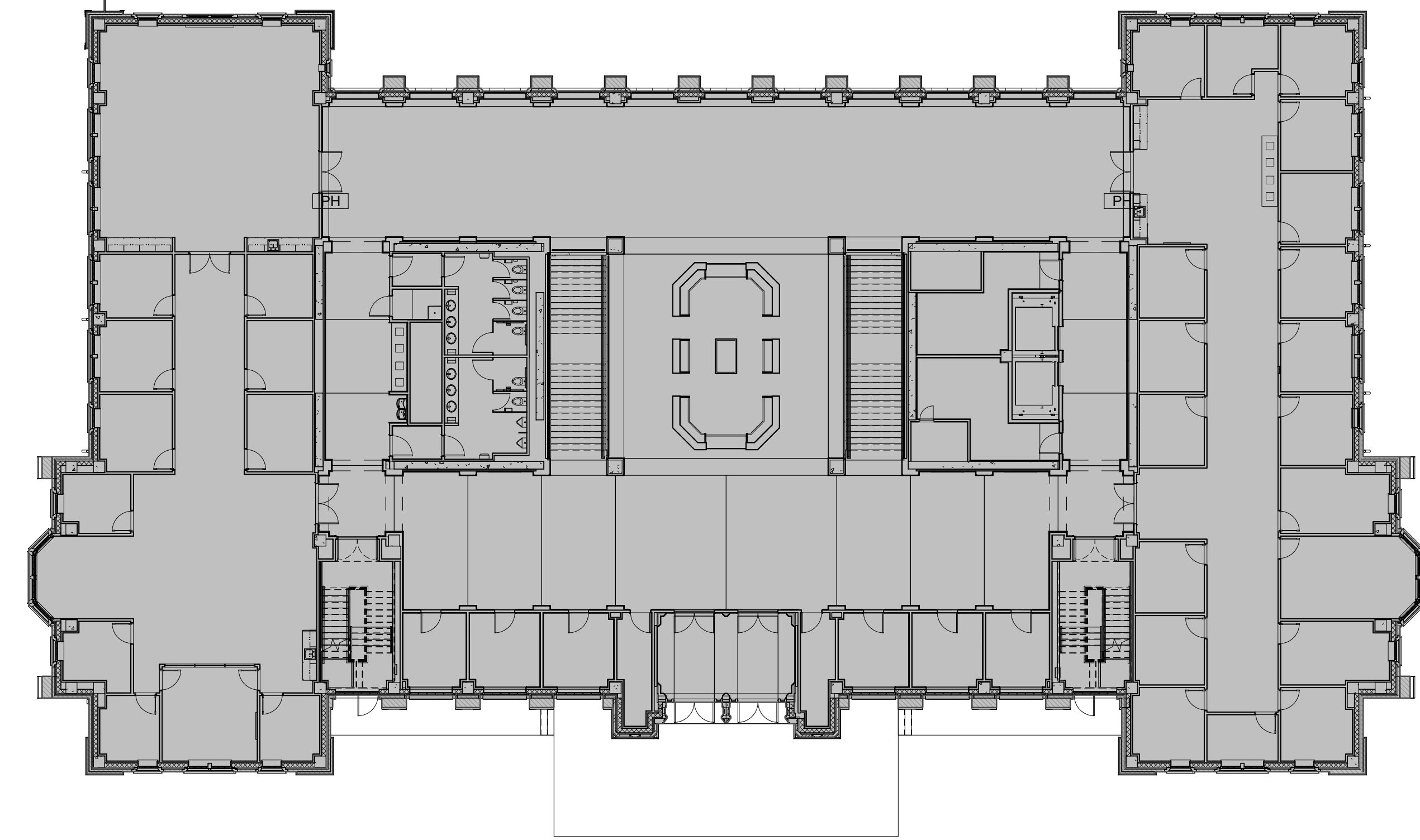


**1 LEVEL 1 (GROSS AREA)**  
1/16" = 1'-0"

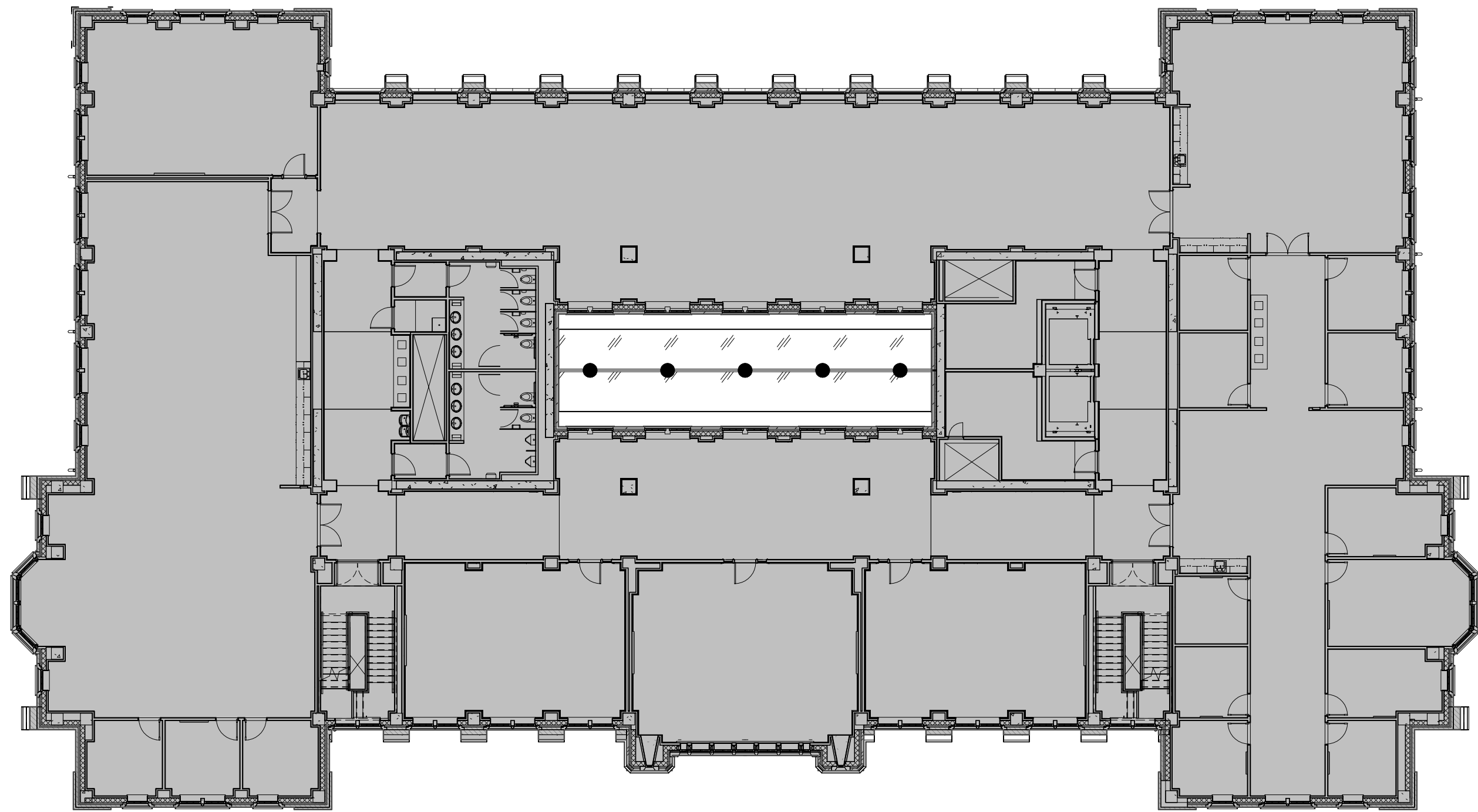
BUILDING GROSS AREA	
INTERIOR SPACE (CONSTRUCTION)	
01 - MAIN LEVEL (CLEANROOM & BUSINESS)	21,666 SF
<b>TOTAL GROSS</b>	<b>21,666 SF</b>
INTERIOR SPACE (PRE-MANUFACTURED)	
01 - GAS BUNKER (BY MANUFACTURER)	565 SF
EXTERIOR SPACE	
01 - MAIN LEVEL (LOADING AREA)	1,044 SF



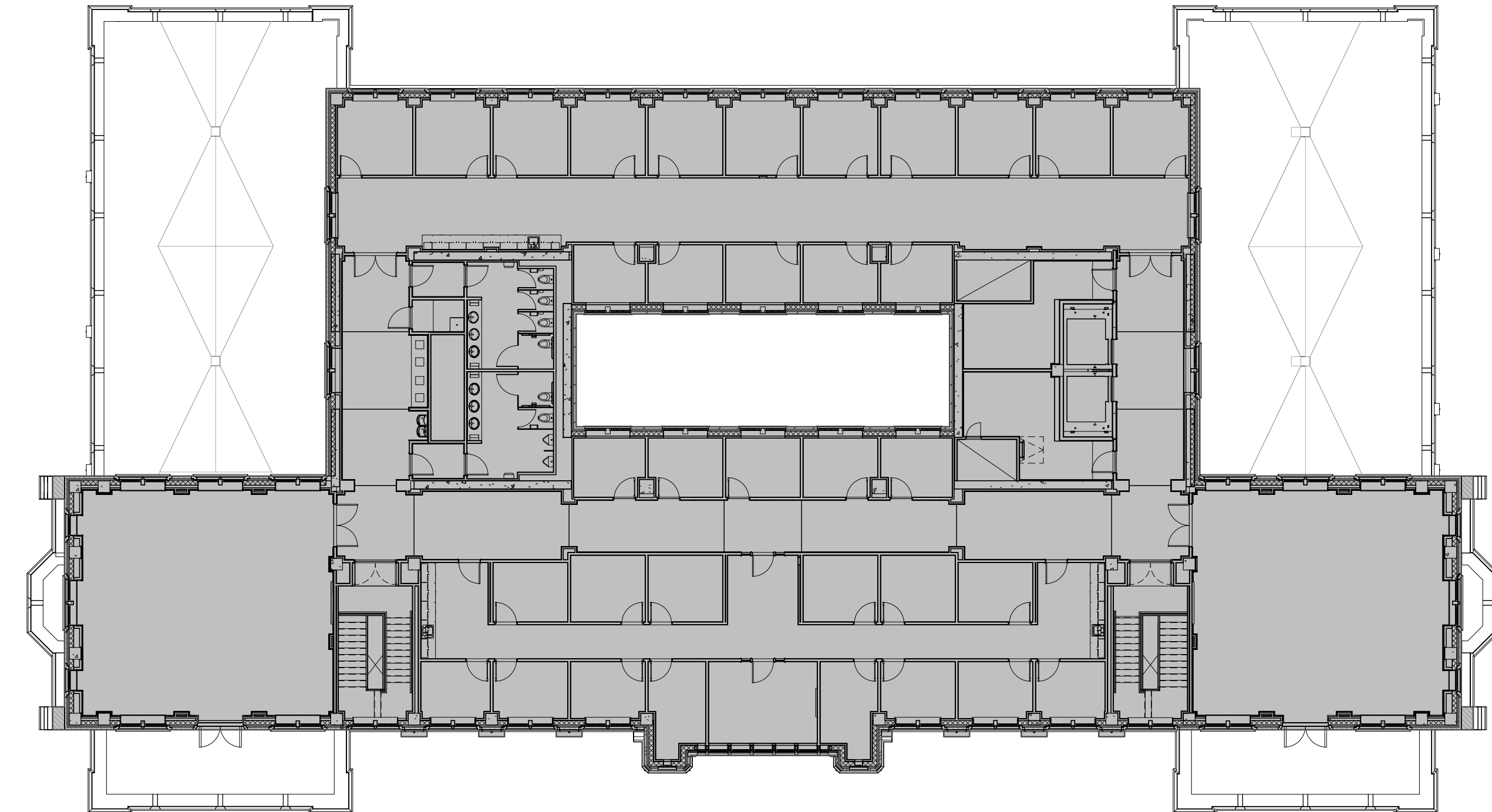
4 GROUND FLOOR PLAN - 19,517 GSF  
1/16" = 1'-0"



2 1ST FLOOR PLAN - 19,537 GSF  
1/16" = 1'-0"



3 2ND FLOOR PLAN - 18,714 GSF  
1/16" = 1'-0"



1 3RD FLOOR PLAN - 13,274 GSF  
1/16" = 1'-0"

**BUILDING GROSS AREA**

GROUND FLOOR	19,517 GSF
FIRST FLOOR	19,537 GSF
SECOND FLOOR	18,714 GSF
THIRD FLOOR	13,274 GSF

**TOTAL GROSS 71,042 GSF**

\*GROSS AREA CALCULATIONS TO OUTSIDE FACE OF EXTERIOR WALL FOLLOWING ALL PROJECTIONS AND INDENTS.

OWNER:



UNIVERSITY OF ARKANSAS

ARCHITECT OF RECORD:



DESIGN ARCHITECT:



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:



GENERAL CONTRACTOR:



ARCHITECT OF RECORD:



REVISION		
NO.	ISSUE	DATE

CONSULTANT:
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UNIVERSITY OF ARKANSAS  
STUDENT SUCCESS CENTER  
464 NORTH CAMPUS DRIVE  
FAVETTEVILLE, AR

DRAWN BY: CORE
CHECKED BY: RK

PROJECT #: 18-019
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DATE: 01.31.2020
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DRAWING: <b>A-0.04</b> BUILDING GROSS AREA DIAGRAMS
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